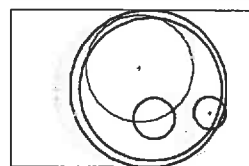


**GENERAL LOCATION MAP
MTC ENTERPRISE CAMPUS
COLUMBIA, SC**

REF: GOOGLE MAPS 2012

PROJ # 12-271

SCALE: 1"=2000'

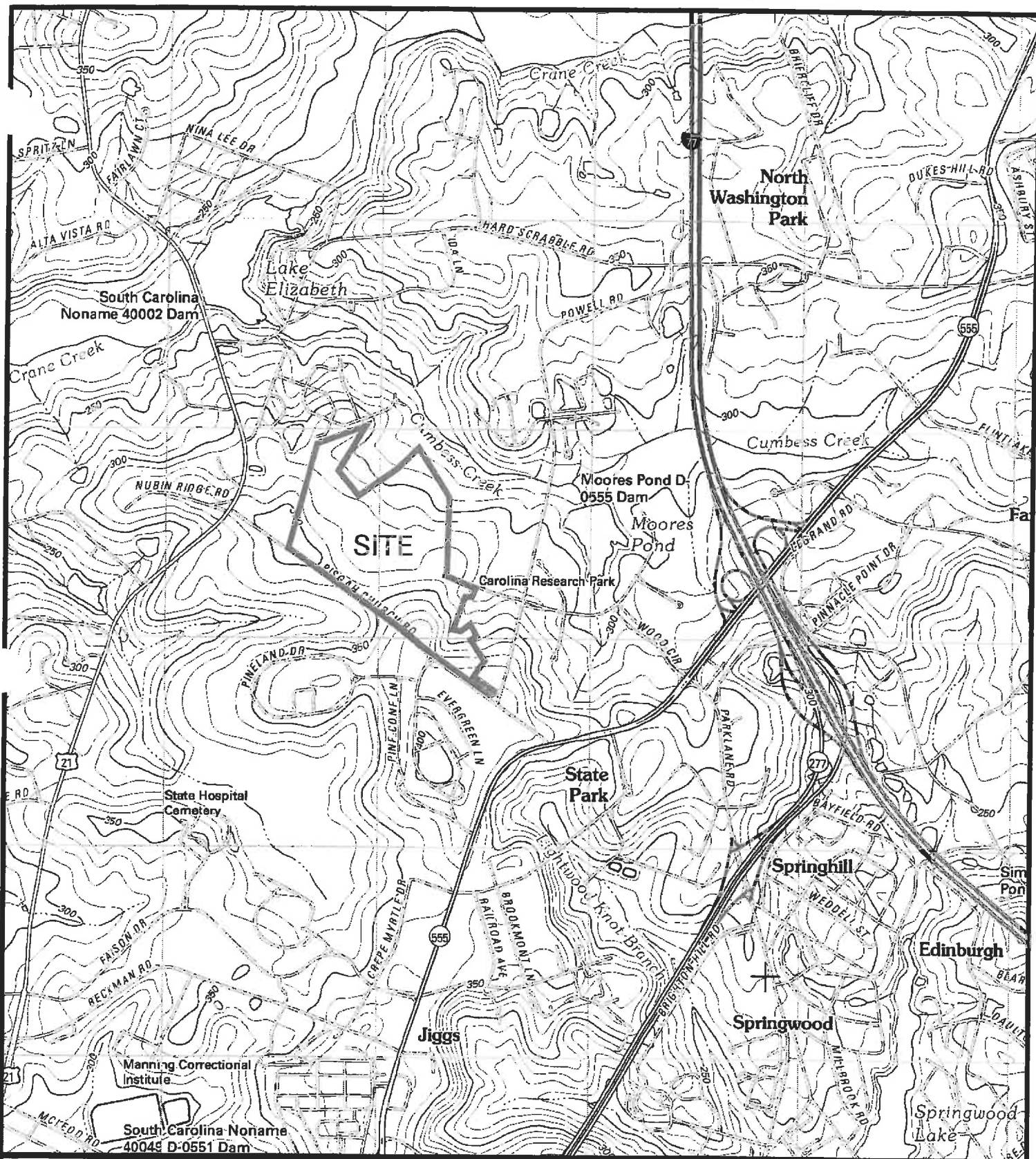


GENESIS
CONSULTING GROUP

PO Box 11504
Columbia, SC 29211

1330 Lady Street, Suite 205
Columbia, SC 29201
(803) 744-4500 (Main)
(803) 744-4501 (Fax)

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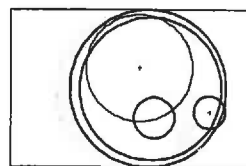


**USGS TOPOGRAPHIC MAP
MTC ENTERPRISE CAMPUS
COLUMBIA, SC**

REF: USGS QUAD FORT JACKSON NORTH, 2011

PROJ # 12-271

SCALE: 1"=2000'



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AFFIDAVIT

6,424.00 VOL D1064 PAGE 097
3,212.00

1200

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

DEC 17 1 08 PM '91
FILED
WESHE CONVEYANCE
CLARA L. BART

CONFIDENTIAL

47106

KNOW ALL MEN BY THESE PRESENTS, THAT Gateway Development Company, formerly known as Gate/Way Development Company, a South Carolina general partnership, whose mailing address is c/o AVTEX Commercial Properties, Inc., P.O. Drawer 10287, Greenville, South Carolina 29613 (hereinafter whether singular or plural referred to as the "Grantor") in the State aforesaid, for and in consideration

Five Dollars and No/100 Dollars (\$5.00) and other valuable consideration to the Grantor paid by Midlands Technical College Commission, an administrative agency of Richland and Lexington Counties, South Carolina, whose mailing address is Midlands Technical College, P.O. Box 2408, Columbia, South Carolina 29202 (hereinafter whether singular or plural referred to as the

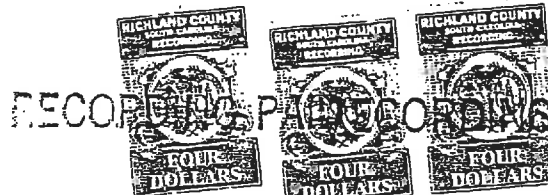
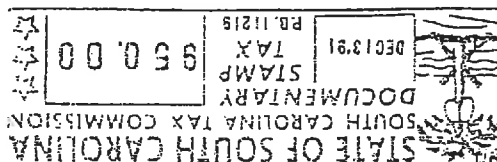
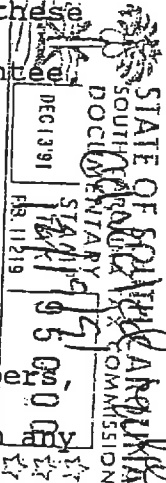
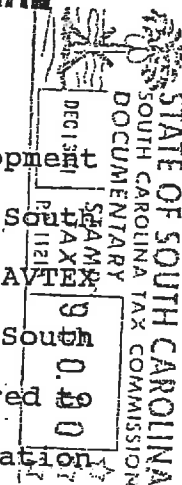
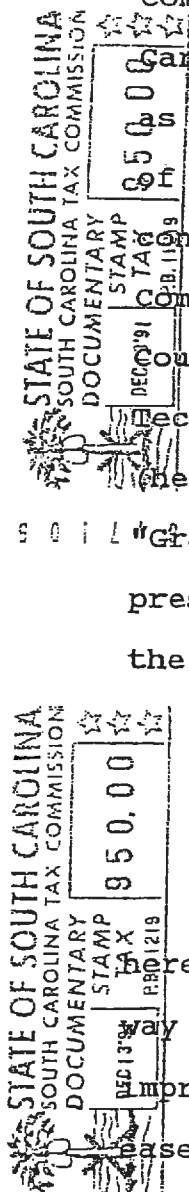
"Grantee") has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee the real estate (the "Premises") described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Derivation: Deed Book _____ at Page _____

T.M.S. No.: 14500-02-017

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including but not limited to all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.



VOL D1064 PAGE 097

TO HAVE AND TO HOLD all and singular the Premises unto the Grantee, its Successors and Assigns forever.

And the Grantor does hereby bind itself, its successors, and other Lawful Representatives, to warrant and forever defend all and singular the Premises unto the Grantee and the Grantee's Heirs and Assigns, against the Grantor.

CONFIDENTIAL

WITNESS the Hand and Seal of the Grantor this 17 day of December, in the year of our Lord one thousand nine hundred and ninety-one and in the two hundred sixteenth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENT OF:

GATEWAY DEVELOPMENT COMPANY, a
South Carolina general
partnership

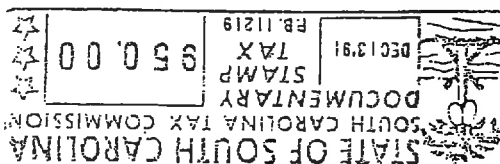
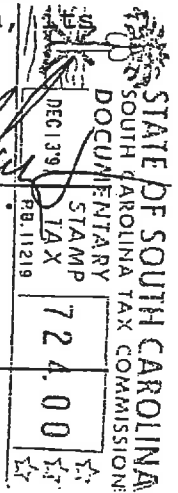
By: The Beach Co., a South
Carolina corporation,
general partner

By: Charles S. Way, Jr.
Its: President

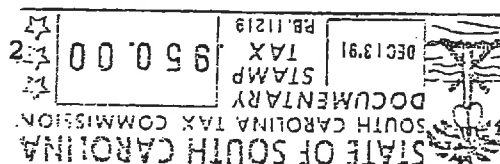
By: Betty R. Crow
Its: Secretary

Judith M. M. M.
Witness

John D. M. M.
Witness



047113



047103

By: The Pastime Amusement
Company, a South Carolina
corporation, its general
partner

Judith Mc L...
Witness

By: Charles S. Way, Jr.
Its: Executive Vice
President

CONFIDENTIAL

Betty R. Crow
Witness

By: Betty R. Crow
Its: Secretary

By: AVTEX Commercial Properties,
Inc., a South Carolina
corporation, its general
partner

By: Robert S. Small, Jr.
Its: President

SOUTH CAROLINA	★	PA. 10803
COUNTY	DEC 13 91	
DOCUMENTARY TAX	950.00	

SOUTH CAROLINA	★	PA. 10803
COUNTY	DEC 13 91	
DOCUMENTARY TAX	950.00	

SOUTH CAROLINA	★	PA. 10803
COUNTY	DEC 13 91	
DOCUMENTARY TAX	950.00	

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within-named Grantor sign, seal, and as his/her act and deed, deliver the within-written Deed for the uses and purposes therein mentioned, and that s/he with the other witness whose signature appears above, witnessed the execution thereof.

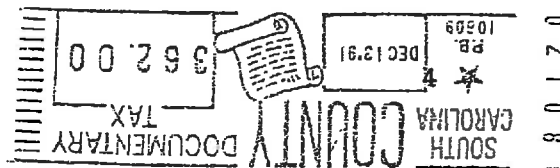
Judith Martin
 Witness

SWORN TO before me this 17
 day of December, 1991

CONFIDENTIAL

Leandro Floyd (L.S.)
 Notary Public for SC

My Commission Expires: 7-5-99



STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

Gateway Development Company)
)
Grantor,)
)
to)
)
Midlands Technical College)
Commission)
)
Grantee.)

AFFIDAVIT AS TO
TRUE CONSIDERATION

The undersigned affiant being duly sworn deposes and says:
that s/he is familiar with the captioned deed in which there is
recited a nominal consideration and that the true consideration is
\$2,919,540.00.

CONFIDENTIAL

Judith M. M. M.
(Affiant)

SWORN TO before me this
17 day of December, 1991.

Jean D. Flay (L.S.)
Notary Public for: SC
My Commission Expires: 7-5-99

EXHIBIT A**CONFIDENTIAL**

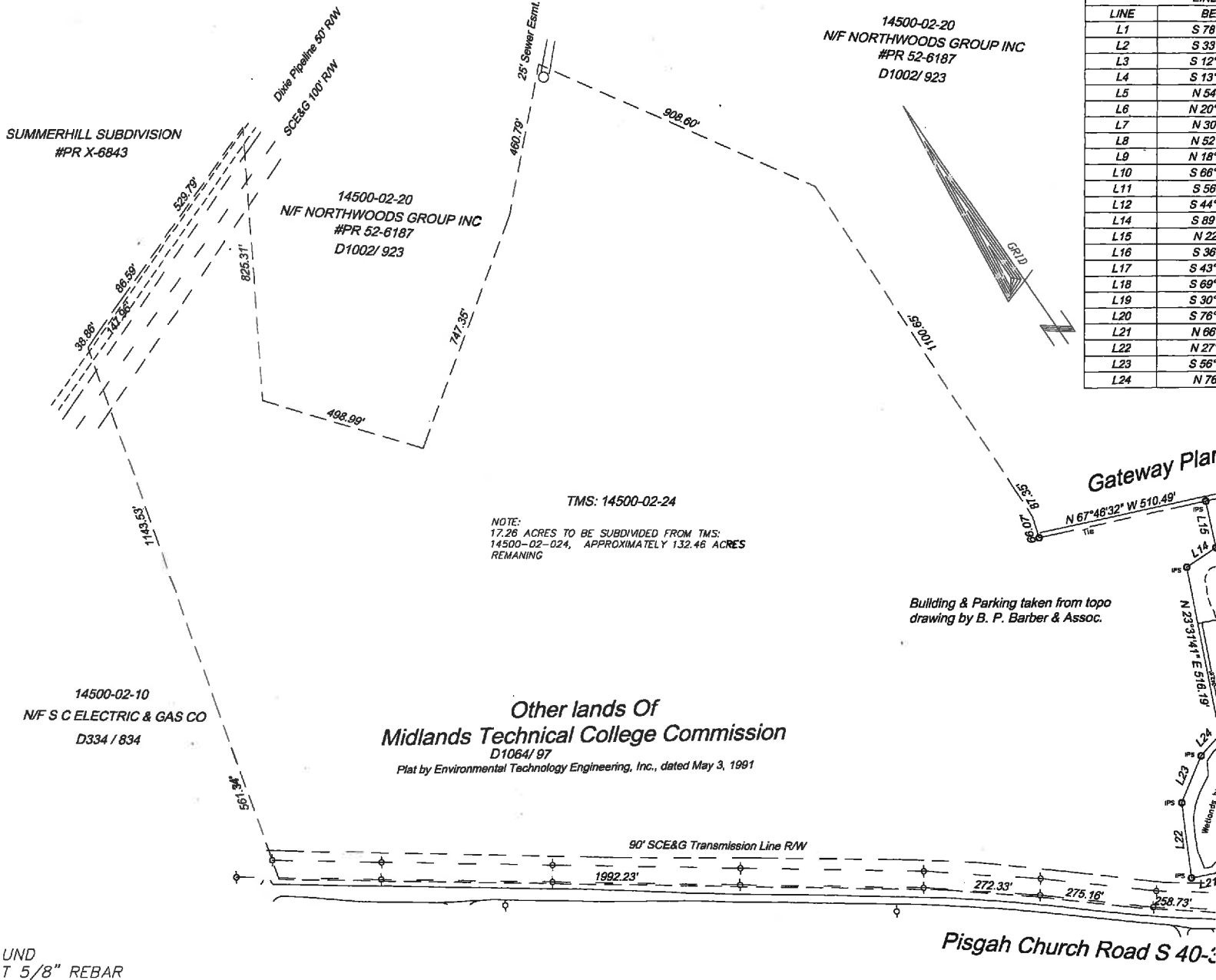
All that certain piece, parcel or tract of land with any improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, containing 149.72 acres and being set forth and shown on a plat prepared for Midlands Technical College Commission by Environmental Technology Engineering, Inc., dated May 3, 1991, recorded in Plat Book ____ at Page ____, Richland County RMC Office, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point located at intersection of the northeastern right-of-way of Pisgah Church Road with the western right-of-way of Powell Road; thence running N47°38'25"W along the right-of-way of Pisgah Church Road for a distance of 50.00' to a point, which point marks the true point of beginning; thence running N47°38'25"W along the right-of-way of Pisgah Church Road for a distance of 1,118.56' to a point; thence running along the arc of a curve, said curve having a chord bearing of N45°02'30"W and a distance of 258.75' to a point; thence running N42°21'00"W along the right-of-way of Pisgah Church Road for a distance of 275.16' to a point; thence running along the arc of a curve, said curve having a chord bearing of N44°44'40"W along the right-of-way of Pisgah Church Road for a distance 272.33' to a point; thence running N47°46'05"W along the right-of-way of Pisgah Church Road for a distance of 1,992.23' to a point; thence turning and running N21°29'15"E along property now or formerly of South Carolina Electric & Gas Co. for a distance of 561.34' to a point; thence running N21°29'20"E along property now or formerly of South Carolina Electric & Gas Co. for a distance of 1,143.53' to a point; thence turning and running N75°06'35"E along property now or formerly of Summerhill Subdivision Section 1-Block "F" for a distance of 38.86' to a point; thence running N75°28'20"E along property now or formerly of Summerhill Subdivision Section 1-Block "F" for a distance of 147.96' to a point; thence running N75°23'15"E along property now or formerly of Summerhill Subdivision Section 1-Block "F" for a distance of 85.59' to a point; thence running N76°04'15"E along property now or formerly of Richland County Recreation Commission and property now or formerly of Associated Realty, Inc. for a distance of 529.73' to a point; thence turning and running S36°51'35"W along property now or formerly of Northwoods Golf Club for a distance of 826.31' to a point; thence turning and running S32°01'45"E along property now or formerly of Northwoods Golf Club for a distance of 498.99' to a point; thence turning and running N61°06'55"E along property now or formerly of Northwoods Golf Club for a distance of 747.35' to a point; thence running N51°46'25"E along property now or formerly of Northwoods Golf Club for a distance of 460.79' to a point; thence turning and running S24°40'50"E along property now or formerly of Northwoods Golf Club for a distance of 908.60' to a point; thence turning and running S07°46'20"W along property now or formerly of Northwoods Golf Club for a distance of 1,100.70' to a point; thence running S07°45'45"W along property now or formerly of Northwoods

Golf Club for a distance of 87.35' to a point; thence running S23°59'10"W along property now or formerly of Northwoods Golf Club for a distance of 66.20' to a point; thence turning and running S61°20'05"E along the right-of-way of Gateway Plantation Road for a distance of 1,053.51' to a point; thence running S72°19'15"E along the right-of-way of Gateway Plantation Road for a distance of 62.33' to a point; thence turning and running S26°48'55"E along the right-of-way of Gateway Plantation Road for a distance of 84.10' to a point; thence turning and running S18°41'25"W along the right-of-way of Powell Road for a distance of 824.50' to a point; thence running along the arc of a curve, said curve having a chord bearing of S19°03'00"W along the right-of-way of Powell Road for a distance of 92.24' to a point; thence running along the arc of a curve, said curve having a chord bearing of S20°22'25"W along the right-of-way of Powell Road for a distance of 143.43' to a point; thence turning and running N47°42'00"W for a distance of 283.23' to a point; thence turning and running S42°18'00"W for a distance of 299.75' to a point; thence turning and running S47°42'05"E for a distance of 393.10' to a point; thence turning and running S22°46'25"W along the right-of-way of Powell Road for a distance of 47.30' to a point; thence turning and running S77°37'05"W for a distance of 57.65' to the point of beginning, be all measurements a little more or less.

Derivation: This property being the same property conveyed to Gateway Development by Deed from The South Carolina Research Authority dated May 22, 1989 and recorded in Deed Book 936 Page 27, Richland County, South Carolina RMC Office.

T.M.S. No.: Portion of 14500-02-017



ICAL COLLEGE
 1202

PLAT OF SURVEY
PREPARED FOR
MIDLANDS TECHNICAL COLLEGE COMMISSIO
 CITY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 200'

200' 0' 200' 300'

JANUARY 15, 2

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY OF 17.26 ACRES SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

WHITWORTH & ASSOCIATES
 5146 AUGUSTA ROAD - PO BOX 1073 - LEXINGTON, SC - 29

Lawyers Title Insurance Corporation

OWNER'S POLICY

CASE NUMBER
91-LT-029 4329/9000

SCHEDULE B

POLICY NUMBER
113-00-373396

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured.
2. ~~Taxes for the year 1992 and all subsequent years, a lien but not yet due and payable.~~ N/A
3. Right of way for gas line granted to South Carolina Electric and Gas Company by instrument dated April 8, 1986, recorded June 11, 1987 in Deed Book D845, page 138.
4. Easement and right of way for sewer line granted to the City of Columbia by instrument dated March 19, 1976 and recorded January 14, 1977 in Deed Book D410, page 339.
5. Easement and right of way granted to South Carolina Electric and Gas Company by instrument dated April 2, 1990, recorded August 17, 1990 in Deed Book D993, page 672.
6. Sanitary Sewer Main Extension Agreement for Gateway West between Gateway Development and the City of Columbia, dated September 18, 1990, recorded October 16, 1990 in Deed Book D1001, page 516.
7. Deed to water lines at Gateway Plantation Road granted to the City of Columbia by instrument dated December 18, 1990, recorded January 14, 1991 in Deed Book D1014, page 671.
8. Deed to sanitary sewer lines at Gateway Plantation Road granted to the City of Columbia by instrument dated December 18, 1990, recorded January 14, 1991 in Deed Book D1014, page 680.
9. Right of way contract for utility installation and maintenance granted to Dixie Pipeline Company by instrument dated January 12, 1962, recorded January 24, 1962 in Deed Book 318, page 37.
10. Right of way for utility installation and maintenance granted to South Carolina Electric and Gas Company by instrument dated August 28, 1974, recorded October 23, 1974 in Deed Book D331, page 537.
11. Right of way for utility installation and maintenance granted to South Carolina Electric and Gas Company by instrument dated August 28, 1974, recorded October 23, 1974 in Deed Book D331, page 539.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

SCHEDULE B-2 cont'd.

12. Declaration of Covenants contained in instruments dated August 1, 1990, recorded October 16, 1990 in Deed Book D1001, page 521; dated August 1, 1990, recorded October 18, 1990 in Deed Book D1001, page 951; dated June 1, 1990, recorded October 18, 1990 in Deed Book D1001, page 958; and dated February 6, 1991, recorded February 12, 1991 in Deed Book D1018, page 673.
13. Such state of facts occurring subsequent to May 3, 1991 as would be disclosed by a current accurate survey and inspection of the premises.
14. Fire hydrants, water lines, water meters, water line stub-out, water valves, gas lines and gas monuments, concrete and/or metal utility poles or transmission towers, wooden utility poles, electric transmission lines, overhead and underground utilities, portion of 20' SCE&G utility easement along Powell Road, 90' SCE&G utility right of way along Pisgah Church Road (S-40-34), 15' sewer easement and 20' drainage easement along Gateway Plantation Road, 25' buffer along Gateway Plantation Road, sewer manhole and reinforced concrete pipe along Gateway Plantation Road, portion of 10' water line easement along Gateway Plantation Road, 15' water line easement crossing southernmost corner of property, 100' SCE&G utility right of way in northwestern portion of property, 50' Dixie Pipeline Company high pressure propane gas line right of way in northwestern portion of property, iron encroachments along northernmost property line, gravel road encroachment in southernmost corner of property and gravel cul-de-sac in eastern portion of property, and all other equipment or related improvements shown on plat of survey prepared for Midlands Technical College Commission by Environmental Technology Engineering, Inc., dated May 3, 1991, recorded in Plat Book 53, page 8171; also any unrecorded easements or rights of use or maintenance related to said equipment or improvements. Portions of the gravel road and unpaved drive in southernmost corner of property are located over utility lines or equipment, as shown on said plat.
15. Rights of the public and others in and to the use of the gravel road running from Pisgah Church Road across subject property to South Carolina Electric and Gas Substation property, in southernmost corner of subject property, and in and to the gravel cul-de-sac of Gateway Plantation Road as shown on plat prepared for Midlands Technical College Commission by Environmental Technology Engineering, Inc., dated May 3, 1991, recorded in Plat Book 53, page 8171.

Schedule _____ Page _____ No. _____

ORIGINAL

Litho in U.S.A.

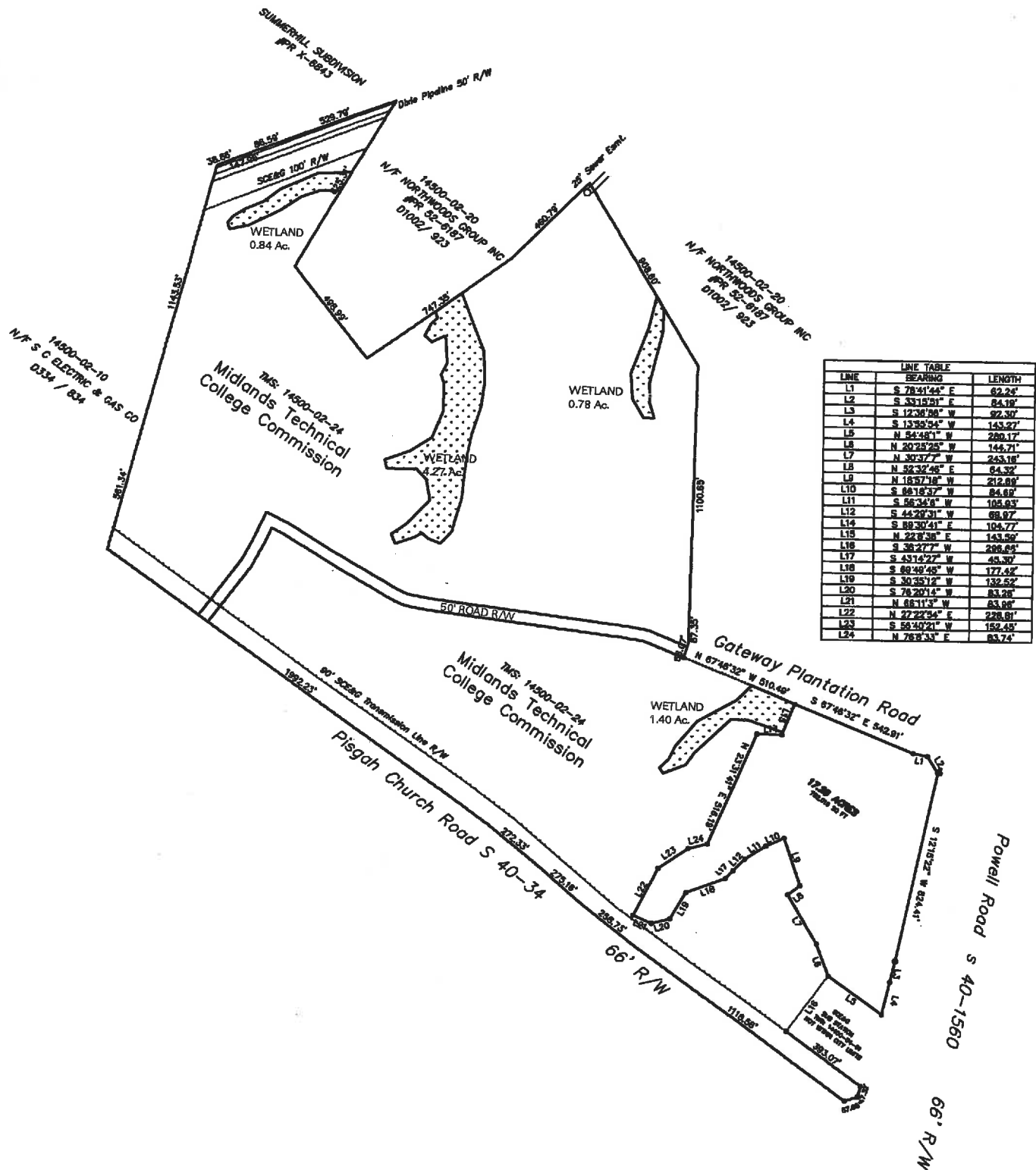
16. DOCUMENTATION OF DEVELOPABILITY

Items Impacting the Industrial Park's Developability

The approximately 132-acre industrial site is encumbered by the following rights-of-ways, easements, and other features that would limit development:

- 50' Road Right-of-Way for the main access road through the campus
- 90' SCE&G Transmission Line Right-of-Way along Pisgah Church Road
- 100' SCE&G Right-of-Way in the northwestern corner of the campus (includes a 50' Dixie Pipeline Right-of-Way within the 100')
- 25' Sewer Hook-in Easement on the northern tip
- Jurisdictional wetlands throughout the campus

The main access road does not adversely impact development of the campus as it was designed to provide connectivity of future development parcels to Pisgah Church Road and Powell Road. The two (2) SCE&G right-of-ways are located along the perimeter property lines of the campus and do not occupy significant developable area. Furthermore, these right-of-ways could be crossed with utilities and or driveway access if necessary to serve adjacent development. The sewer hook-in easement does not occupy significant developable area and is located directly on the property line of the site. The jurisdictional wetlands are located around the campus, but generally along the property lines. These wetlands are relatively small and spread out such that they will not have an adverse impact on development.



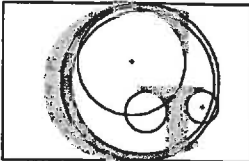
LINE	BEARING	LENGTH
L1	S 78°41'44\"	62.24'
L2	S 33°15'51\"	84.18'
L3	S 12°38'38\"	32.30'
L4	S 13°35'54\"	143.27'
L5	N 54°48'11\"	280.17'
L6	N 20°25'25\"	144.71'
L7	N 30°37'7\"	243.18'
L8	N 32°32'48\"	64.32'
L9	N 18°57'18\"	212.88'
L10	S 86°18'37\"	84.68'
L11	S 56°34'8\"	108.93'
L12	S 44°28'31\"	88.87'
L13	S 89°30'41\"	104.77'
L14	N 22°8'38\"	143.58'
L15	S 38°27'7\"	288.65'
L16	S 43°14'22\"	45.30'
L17	S 80°40'40\"	172.40'
L18	S 30°35'12\"	132.52'
L19	S 76°20'14\"	83.28'
L20	N 68°11'3\"	83.08'
L21	N 27°22'34\"	228.81'
L22	S 58°40'21\"	152.48'
L23	N 78°33'3\"	83.74'

BOUNDARY MAP **MTC ENTERPRISE CAMPUS** **COLUMBIA, SC**

REF: VARIOUS SURVEYS AND MAPS

PROJ # 12-271

SCALE: 1"= 600'



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Columbia, SC 29211

1330 Lady Street, Suite 205
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LEGEND

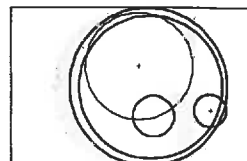
Map Unit Symbol	Map Unit Name
BaB	Blanton sand, 0 to 6 percent slopes
DoA	Dothan loamy sand, 0 to 2 percent slopes
DoB	Dothan loamy sand, 2 to 6 percent slopes
FuB	Fuquay sand, 2 to 6 percent slopes
GeB	Georgeville silt loam, 2 to 6 percent slopes
GeC	Georgeville silt loam, 6 to 10 percent slopes
HeB	Herndon silt loam, 2 to 6 percent slopes
HeC	Herndon silt loam, 6 to 10 percent slopes
Jo	Johnston loam
LaB	Lakeland sand, 2 to 6 percent slopes
LaD	Lakeland sand, 10 to 15 percent slopes
PeB	Pelion loamy sand, 2 to 6 percent slopes
PeD	Pelion loamy sand, 6 to 15 percent slopes

SOILS MAP MTC ENTERPRISE CAMPUS COLUMBIA, SC

REF: USDA NATIONAL COOPERATIVE SURVEY

PROJ # 12-271

SCALE: 1"=600'

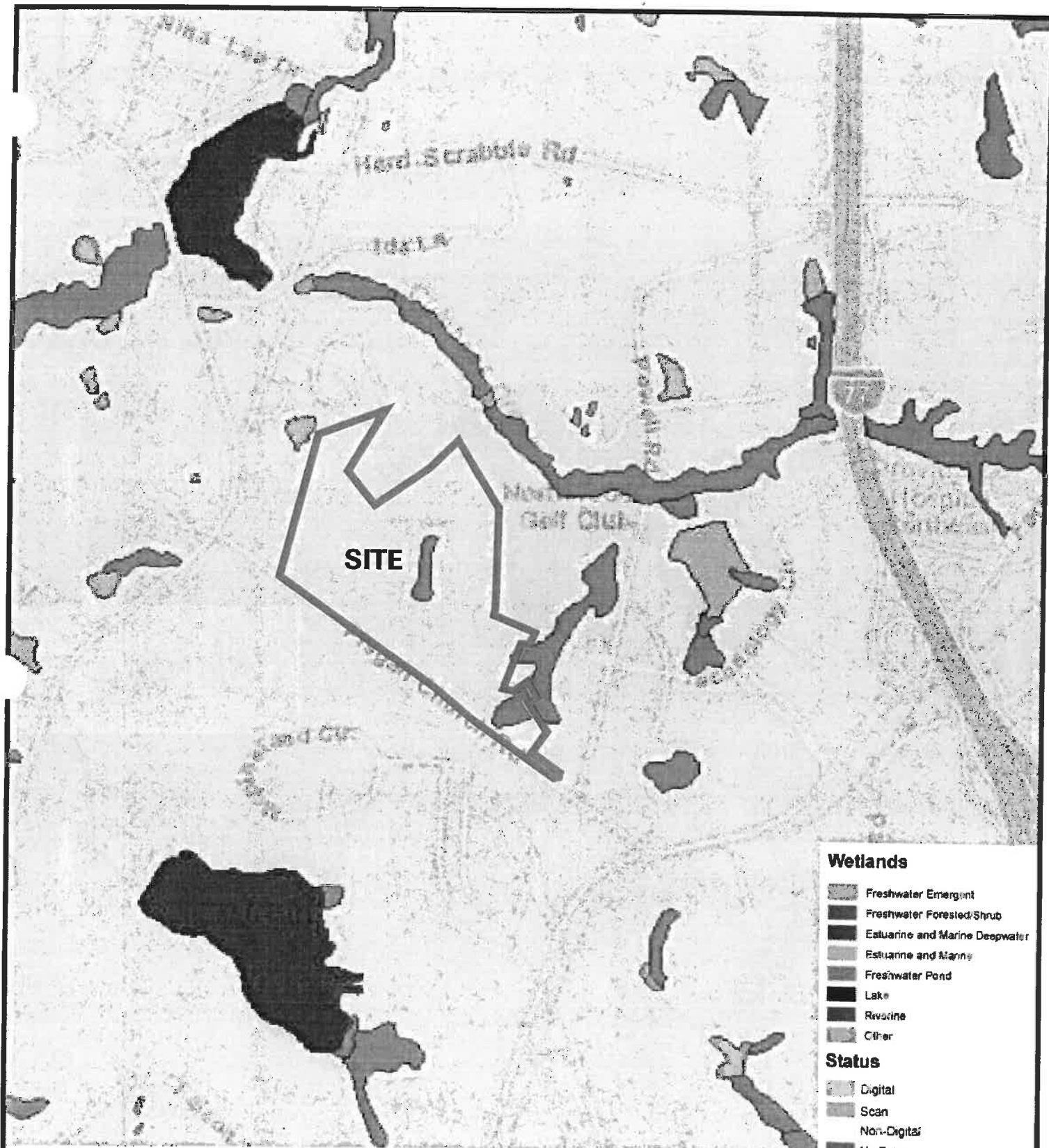


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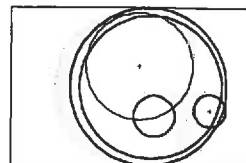


**NWI MAP
MTC ENTERPRISE CAMPUS
COLUMBIA, SC**

REF: <http://www.fws.gov/wetlands/data/mapper.html>

PROJ # 12-271

SCALE: 1"=1500'



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Columbia, SC 29211

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1.0 INTRODUCTION

Genesis Consulting Group conducted a Phase I Environmental Site Assessment (ESA) for the MTC Enterprise Campus, located near the intersection of Powell Road and Pisgah Church Road in Columbia, South Carolina. Exhibits illustrating the Project Site are included in Appendix A. The property illustrated in the exhibits and identified above, if not referred to by its full name, will hereinafter be referred to as the "Project Site." This Phase I Environmental Site Assessment was conducted in accordance with American Society for Testing and Materials (ASTM) E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

1.1 PURPOSE

The purpose of this Phase I ESA is to identify any recognized environmental conditions on or in the vicinity of the Project Site. The term "recognized environmental conditions" has been defined by ASTM to mean the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release into the soil, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 SCOPE OF SERVICES

The procedures conducted during this Phase I ESA are summarized below:

- Conduct a site evaluation to look for indications of past and present sources of potential contamination on the Project Site.
- Review Federal and State regulatory databases of environmentally regulated sites, in an effort to determine if there is the potential for environmental impact upon the Project Site, or if there is a record of the Project Site having been impacted.
- Review available background and historical information such as aerial photographs, topographic maps, geological references, and previous geotechnical reports (if available).
- Prepare a report summarizing the assessment findings including appropriate site location support information.

The assessment findings and corresponding regulatory data are summarized on the following pages of this report. Site location maps and descriptions of the regulatory databases are included.

1.3 LIMITATIONS

This report was prepared by Genesis Consulting Group and intended for the exclusive use by The Enterprise Campus at Midlands Technical College, "User". This report's contents may not be relied upon by any party other than those referenced above without the express written permission of Genesis Consulting Group.

In conducting this Phase I ESA, Genesis Consulting Group has endeavored to observe the standard of care described in *ASTM E1527-05 - Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. No other warranty is expressed or implied.

No environmental samples of any kind were collected during the site visit for testing. This review only verifies existing site conditions.

This report contains information provided by others. The accuracy and completeness of this information varies among the information sources, including both private and government agencies. Such information may often be inaccurate or incomplete. Genesis Consulting Group is not obligated to identify mistakes or inconsistencies in the information provided, and assume no responsibility for information provided by others.

Genesis Consulting Group cannot explicitly state that the Project Site contains no hazardous or toxic materials, beyond those potentially noted by its representatives during this evaluation and disclosed within this report. No matter how much research or sampling may be conducted, it is simply not possible to detect everything that may exist below the ground surface.

Our findings apply only to the time during which this Phase I ESA was conducted. Subsequent changes in land use or other activities on or near the Project Site could invalidate those findings.

It is important that any reader of this report recognize the limitations of the report and the scope of services that form the basis of it. ASTM Standard E1527-05 provides a detailed description of the Phase I Environmental Site Assessment process. Genesis Consulting Group accepts no responsibility for conclusions drawn by any party who claims a lack of familiarity with ASTM E1527-05.

2.0 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTIONS

The Project Site is located at the intersection of Powell Road and Pisgah Church Road in Columbia (Richland County), South Carolina. The physical address of the Project Site is 151 Powell Road, Columbia, SC 29203. A location map is included in Appendix A as Exhibit A. The Project Site is approximately 132 acres, identified by Richland County Tax Map Number, and illustrated on Exhibit B. The Project Site is owned by The Enterprise Campus at Midlands Technical College. Property information was obtained from the Richland County Assessors office. An aerial photograph of the Project Site is included as Exhibit C.

2.2 CHARACTERISTICS OF THE SITE AND SURROUNDING AREA

On August 27, 2012, a representative from Genesis Consulting Group conducted a visual reconnaissance of the Project Site and surrounding area. The purpose of the reconnaissance was to determine the overall site conditions and identify any potential environmental concerns. Appendix B of this report includes photographs of the Project Site taken during the reconnaissance. The following is a description of the Project Site and surrounding area:

1. The Project Site is currently wooded.
2. A newly constructed access road and utilities is located through the middle of the Project Site.
3. The Northwoods Golf Club is located on the adjacent north side of the Project Site.
4. Midlands Technical College is located on the adjacent east side of the Project Site.
5. The Carolina Research Park is located across Powell Road from the Project Site.
6. An SCE&G electrical substation is located in the southeastern corner of the Project Site.
7. A second SCE&G electrical substation is located on the adjacent west side of the Project Site.
8. Electrical transmission lines are located along the southern boundary of the site along Pisgah Church Road.
9. A cell phone tower is located in the southeastern corner of the Project Site, adjacent to the electrical substation.
10. The nearest residences are located approximately 500 feet west of the Project Site in a neighborhood.
11. The Midlands Center, a mental institution is located across Pisgah Church Road from the Project Site.
12. Keenan High School is located to the southwest of the Project Site, across Pisgah Church Road.
13. The Pisgah United Methodist Church is located southeast of the Project Site, across Pisgah Church Road. This church includes a cemetery.

14. No hazardous materials were observed on the Project Site.
15. No visual evidence of prior or on-going contamination was observed on the Project Site.
16. No visual evidence of dumping was observed on the Project Site.
17. No suspicious stains or odors were observed on the Project Site.
18. No visual evidence of distressed vegetation was observed on the Project Site.
19. No visual evidence of Underground Storage Tanks (USTs) or Aboveground Storage Tanks (ASTs) was observed on the Project Site.
20. No visual evidence of asbestos containing materials was observed on the Project Site.

2.3 CURRENT USE OF THE SITE

The Project Site is currently wooded, with the exception of the newly constructed roads that traverse it.

2.4 PAST USES OF THE PROPERTY

In the 1930s, the Project Site was utilized as agricultural farmland. The Project site was more recently utilized as a tree farm.

2.5 TOPOGRAPHY

The Project Site slopes primarily north toward unnamed tributaries of Cumbess Creek. The elevation on the Project Site ranges from a high point of approximately 395 feet mean sea level in the southeastern corner of the property to approximately 280 feet mean sea level in the northwestern corner of the property. The USGS topographic map illustrating the elevations of the Project site is included as Exhibit D.

2.6 SOILS/GEOLOGY

The USDA Natural Resources Conservation Service Web Soil Survey for *Richland County, South Carolina* was reviewed. The soil map indicates that the Project Site contains predominantly Blanton Sand, Fuquay Sandy, Georgeville Silt Loam, Johnston Loam, Lakeland Sand, and Pelion Loamy Sand. The Soil Survey illustrating the soils for the Project Site is included as Exhibit E.

2.7 HYDROLOGY

Stormwater from the Project Site generally flows north toward unnamed tributaries of Cumbess Creek.

2.8 100-YEAR FLOODPLAIN

According to the Flood Insurance Rate Map Number 45079C0255K, effective September 29, 2010, prepared by the Federal Emergency Management Agency (FEMA) for the area, the Project Site is not located within the 100-year flood plain. The Project Site is located south of the delineated 100-year flood plain for Cumbess Creek. This information is depicted on the FEMA Flood Insurance Rate Map, included as Exhibit F.

2.9 WETLANDS

A National Wetlands Inventory (NWI) Map was reviewed and illustrates the potential for freshwater wetlands on the Project Site. Furthermore, it was confirmed during a site visit and a wetland approximation that freshwater wetlands are located on the Project Site, as illustrated on the Wetland Approximation Map. The NWI Map is included as Exhibit C.

3.0 RECORDS REVIEW

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES – FEDERAL AND STATE

Genesis Consulting Group secured the services of Environmental Database Resources, Inc. (EDR) to conduct a regulatory database review for this project. EDR reviews databases from the United States, State, and local government agencies, which may include errors or omissions. Neither EDR nor Genesis Consulting Group can warrant the accuracy or reliability of the information included in the report, which was relied upon in developing the conclusions stated elsewhere in this report.

EDR conducted a search of databases maintained by the US Environmental Protection Agency (EPA) and the South Carolina Department of Environmental Health Control (SCDHEC) to determine the presence of sites which may pose a potential environmental concern relative to the Project Site. The EDR Report is included as Appendix C.

The Project Site was not listed in any of the databases searched by EDR.

The following surrounding sites were listed in several of the databases searched by EDR:

- Pantry Express 677 – This site, located at 8550 Farrow Road, approximately ¼ mile south/southeast of the Project Site, was identified on the Leaking Underground Storage Tank (LUST) database. This site was identified because a leaking underground petroleum tank was discovered on February 27, 2004. A “No Further Action” letter was issued on February 27, 2005. Because of the distance to the Project Site, and the “No Further Action” letter, the incident at the Pantry Express should not have an adverse impact on the Project Site.
- Richland County Sherriff’s Department / Public Works – This site, located at 401 Powell Road, approximately 1/3 mile northeast of the Project Site, was identified on the Leaking Underground Storage Tank (LUST) database. Because this site is located across Cumbess Creek from the Project Site, and at a lower elevation than the Project site, it should not have an adverse impact on the Project Site.

3.2 CITY DIRECTORY

According to the EDR City Directory Abstract, the Project Site was listed in the 2012, 2006, and 2000 Polk’s City Directory. The EDR City Directory Abstract is included in Appendix C of this report.

3.3 SANBORN FIRE INSURANCE MAPS

The complete holdings of the Sanborn Library, LLC collection have been searched for the Project Site and fire insurance maps covering the target property were not found.

3.4 TOPOGRAPHIC MAPS

The following historical topographic maps, illustrating the Project Site, were reviewed to determine the general topography of the area and development patterns throughout the years:

- Killian – 1937
- Fort Jackson North – 1953
- Fort Jackson North – 1972
- Camden – 1986
- Fort Jackson North – 1990

Based on a review of the maps, it appears that the Project Site has been relatively unchanged since 1937. The historical topographic maps are included in Appendix C of this report.

3.5 AERIAL PHOTOGRAPHS

Historical aerial photography of the Project Site area was reviewed for the years 1955, 1961, 1966, 1970, 1983, 1989, 1994, 2005, and 2006 to determine the development history of the Project Site. According to the aerial photographs, the following observations are made:

- It appears that the Project Site was originally farmland in 1955.
- The State Park Complex located nearby was constructed around 1955.
- The Project Site began to re-vegetate itself between 1955 and 1970.
- By 1983, the Project Site was predominantly wooded.
- Northwoods Golf Club was constructed between 1989 and 1994.
- The Midlands Technical College was constructed between 1994 and 2005.

The historical aerial photographs are included in Appendix C of this report.

3.6 OWNERSHIP HISTORY

The Project Site is currently owned by Midlands Technical College, and has been since 1991. Prior to 1991, the Project Site was owned by Gateway Development Company. The chain-of-title was not examined as part of this environmental site assessment as property ownership is not a reliable indicator of past property use and activity.

3.7 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

We are unaware of any environmental liens or activity and use limitations associated with the Project Site.

4.0 EVALUATION OF POSSIBLE HAZARDS

During the site reconnaissance, representatives from Genesis Consulting Group assessed the possibility of hazards on the Project Site. The following is an evaluation of each possible environmental hazard.

4.1 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS IN CONNECTION WITH IDENTIFIED USES

During the site reconnaissance, no activities were observed on the Project Site that could be associated with the use or storage of hazardous substances and petroleum products.

4.2 HAZARDOUS AND UNIDENTIFIED SUBSTANCES

During the site reconnaissance, no evidence of hazardous or unidentified substances was observed on the Project Site.

4.3 STORAGE TANKS

During the site reconnaissance, no evidence of aboveground or underground storage tanks was observed on the Project Site.

4.4 POLYCHLORINATED BIPHENYLS (PCBs)

No evidence of PCB's was observed on the Project Site during the site reconnaissance.

4.5 SOLID WASTE DISPOSAL

No evidence of solid waste disposal was identified on the Project Site during the site reconnaissance.

4.6 ASBESTOS CONTAINING MATERIALS

No evidence of asbestos containing materials was identified on the Project Site during the site reconnaissance.

4.7 ODORS

No unusual odors or odors indicative of petroleum or chemical releases were observed during the site reconnaissance.

4.8 STAINED SOIL OR PAVEMENT

No areas of stained soils or pavements were observed during the site reconnaissance.

4.9 STRESSED VEGETATION

Evidence of stressed vegetation was not observed during the site reconnaissance.

4.10 SEPTIC SYSTEMS

No evidence of wastewater septic systems was observed on the Project Site during the site reconnaissance.

5.0 INTERVIEWS

5.1 INTERVIEW WITH CURRENT PROPERTY OWNER

Mr. Tom Ledbetter, Associate Vice President of The Enterprise Campus at Midlands Technical College was interviewed regarding the Project Site. Mr. Ledbetter indicated that he was unaware of any environmental issues at the Project Site since 1991, when he first became familiar with it.

5.2 INTERVIEW WITH PAST PROPERTY OWNER

The past property owner was unavailable for an interview.

5.3 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

Mr. William Simon, Richland County Public Works Department, was interviewed regarding the Project Site. Mr. Simon has been familiar with the site for approximately ten (10) years. Mr. Simon indicated that he was unaware of any environmental issues at the Project Site over the years.

6.0 FINDINGS

Based on Genesis Consulting Group's review of the information obtained and in general compliance with ASTM E 1527-05, Genesis Consulting Group provides this summary of Findings. Findings are defined as "known or suspect recognized environmental conditions, and historical recognized environmental conditions, and de minimis conditions" per Section 12.5 E 1527-05. For the purposes of this report, Findings are presented relative to the Project Site, user provided information, records, review, site reconnaissance, and interviews.

Findings in connection with the Project Site are identified as follows:

- The Pantry Express #677, located at 8550 Farrow Road, approximately ¼ mile south/southeast of the Project Site, was identified on the Leaking Underground Storage Tank (LUST) database. This site was identified because a leaking underground petroleum tank was discovered on February 27, 2004. A "No Further Action" letter was issued on February 27, 2005.
- The Richland County Sherriff's Department / Public Works, located at 401 Powell Road, approximately 1/3 mile northeast of the Project Site, was identified on the Leaking Underground Storage Tank (LUST) database.

7.0 OPINIONS

With reference to the foregoing Findings section of this report, the following professional Opinion is provided in connection with this Assessment, as well as Genesis Consulting Group's rational for concluding that conditions are (or are not) recognized environmental conditions in connection with the Project Site.

- Because of the distance of the Pantry Express #667 to the Project Site, and the "No Further Action" letter issued, the incident at the Pantry Express should not have an adverse impact on the Project Site. This site does not represent a recognized environmental condition for the Project Site.
- Because the Richland County Public Works site is located across Cumbess Creek from the Project Site, and is at a lower elevation than the Project site, it should not have an adverse impact on the Project Site. This site does not represent a recognized environmental condition for the Project Site.

8.0 CONCLUSIONS AND RECOMMENDATIONS

This Phase I Environmental Site Assessment has been conducted in general conformance with ASTM Standard E1527-05. This Environmental Site Assessment is a preliminary assessment that attempts to document the presence of any potential or actual threats to the environment. No effort is made to quantify any threats documented. The data and opinions included herein are based upon information obtained during the evaluation and our experience on similar projects. This report is based upon limited observations made on the dates noted and using the procedures that are generally acceptable environmental practices. If additional information becomes available, we request the opportunity to review the information, reassess the potential concerns, and modify our conclusions and recommendations, if appropriate.

With regard to the Findings related to this study, this assessment has revealed no evidence of recognized environmental conditions on the Project Site.

Based on the findings above, no further investigation is recommended.

**REPORT OF GEOTECHNICAL EXPLORATION
PRELIMINARY GEOTECHNICAL ENGINEERING REPORT
MIDLANDS TECHNICAL COLLEGE – ENTERPRISE CAMPUS
COLUMBIA, SOUTH CAROLINA
TERRACON PROJECT NO. 73055113, REPORT NO. 16075
February 1, 2006**

1.0 INTRODUCTION

Terracon Consultants, Inc. has completed a preliminary geotechnical exploration of Midlands Technical College's planned Enterprise Campus in northeast Columbia, South Carolina. Six soil test borings were drilled on the site to depths of 20 to 61 feet below the existing ground surface. The individual boring logs and Boring Location Plan are included in the Appendix of this report. The primary purpose of this study was to collect general subsurface information across the site so that we could evaluate the subsurface conditions with respect to potential development constraints and general site development considerations. This report presents our findings and recommendations regarding these design and construction issues.

2.0 PROJECT DESCRIPTION

We understand that Carter Development is promoting the noted tract for industrial/commercial development. The parcel is located along Pisgah Church Road between Powell Road and U.S. Highway 21 in northeast Columbia, South Carolina. The provided plans from Mr. Culbreath also indicate that the expansion of Midlands Technical College's Technology Center will account for southeast corner of the site. Preliminarily, this development is indicated by the provided plan to include 3 buildings along the existing detention pond that defines the west boundary of the current Technology Center. It will also include about 12 acres of surface parking. Building type and use are not available at this time.

The remainder of the site has been divided into 14 lots, of sizes ranging from 3± to 12± acres. These lots will be accessed by a new roadway system shown on the provided plan by BPB. The primary roadway will extend from Mt. Pisgah Church Road to Gateway Plantation Road. Two other roadways will extend from the primary roadway to the north and northwest. Each will end in a cul-de-sac. Grading information of the roadway are shown, indicating cuts of up to about 5 feet and fills of up to 8 feet.

3.0 SITE EXPLORATION PROCEDURES

3.1 Field Exploration

The field exploration included a site reconnaissance by a member of our engineering staff and drilling six (6) soil test borings at the approximate locations shown on the attached Boring Location Plan, Figure 2 in the Appendix. Six soil test borings were drilled across the

site to a depth of 20 feet below the existing ground surface. One of these borings was further drilled to auger refusal at a depth of 61 feet to provide information regarding the site seismic class. As requested, no clearing was performed to access the site. The borings were located in accessible areas using existing paths within the site.

The locations of the borings were first identified on the provided plan and were referenced by northing and easting coordinates. These were then converted to latitude and longitude coordinates and were input to a hand-held global positioning satellite (GPS) unit. The GPS unit was used by our personnel to locate the borings at the site. While the GPS unit can locate points with a reasonable degree of accuracy, the precision can be affected by weather conditions, interference by external electromagnetic signals, available view of the horizon and other factors. The ground surface elevations at the boring locations were interpolated from the provided topographic plan. The boring locations shown on the Boring Location Plan and the ground elevation shown on the Boring Logs are approximate and should be considered accurate only to the degree implied by the method of location.

The boreholes were advanced with an adverse terrain vehicle (ATV) mounted CME 55 drill rig using hollow stem augers. In each boring, standard penetration tests were performed with a manual gravity hammer and split-spoon samples were collected at depth intervals of 2-1/2 feet in the upper 10 feet and 5-foot intervals thereafter, in general accordance with industry standards. At the completion of the drilling activities, the boreholes were checked for the presence of groundwater and then were backfilled with auger cuttings.

Representative portions of the split-spoon samples recovered in the borings were placed in glass jars and returned to our laboratory where our engineer visually reviewed and classified them. The purposes of this review were to check the drillers' field classifications and visually estimate the soils' relative constituents (sand, clay, etc.). The soil types and standard penetration data are shown on the Boring Logs in the Appendix. These records represent our interpretation of the field conditions based on the driller's field logs and our engineer's review of the split-spoon samples. The lines designating the interfaces between various strata represent approximate boundaries only, as transitions between materials may be gradual.

We should note that our exploration services include storing the collected soil samples and making them available for inspection for 60 days from the report date. The samples will then be discarded unless requested otherwise.

3.2 Laboratory Testing

Representative split-spoon samples from the penetration testing were selected to perform indices testing to aid in the classification of the soil and to obtain engineering properties of the site soils. The results of all laboratory tests are included in the Appendix of this report. The tests were performed in general accordance with the applicable ASTM procedures.

3.3 Site Conditions

The site is located on the north side of Mt. Pisgah Church Road, west of its Powell Road intersection in northeast Columbia, South Carolina. The site covers about 100 acres, extending to the SCE&G substation to the west, to the SCE&G high voltage power line, Northwoods Golf Course, and Gateway Plantation Road to the north, and the existing Midlands Technical College (MTC) Technology Center to the east.

Topography across the site is moderate, sloping generally downward from the southeast to the north with several ridges and valleys mixed into the landscape. Elevations range from 390 feet to 280 feet. One of the two deepest valleys on the site separates the site from the existing MTC Technology Center. This valley has been dammed into a detention pond as part of the Technology Center development. The other is centrally located between Lots 9 and 11 and reaches into Lot 2 deep into the site. These and two other smaller valleys, one north of Lot 7 and one reaching into the parking area of the future MTC campus, exit generally to the north toward Cumbess Creek. The lower portions of these valleys appeared wet and soft at the time of our site reconnaissance.

The site is moderately to heavily wooded with moderate to large size hardwoods and pines throughout the majority of the tract. There are overhead utilities present on the site, including high voltage lines along the south and northwest sides of the site. There is a waterline along Gateway Plantation Way which may end prior to entering the actual site.

4.0 SUBSURFACE CONDITIONS

4.1 Geology

The site is located in the upper Coastal Plain physiographic province of South Carolina, very near the Fall Line (the transition from the Coastal Plain to the Piedmont province). The Coastal Plain is a wedge-shaped cross section of water and wind deposited soil. Its thickness ranges from a featheredge at the surface contact of the Piedmont to several thousand feet at the present day coastline. The sediments range in age from the Cretaceous and Tertiary periods at the contact with the bedrock to the Recent period at the present coastline. The sediments include clays, silts, sands, and gravels, as well as organics.

The underlying Piedmont physiographic province consists of soils generated by the in-place chemical and mechanical weathering of the parent sedimentary and metamorphic rock. A common soil profile includes a surficial clayey or silty layer transitioning to coarser material at depth. Generally dividing the soil layer from the bedrock is a very dense layer referred to as "*partially weathered rock*". Partially weathered rock is composed of irregular zones of very dense soil and rock. Partially weathered rock exhibits standard penetration test values of 100 blows per foot (bpf) or more.

The topography of the underlying bedrock surface and the thickness of the various soil and weathered rock strata vary greatly in short, horizontal distances because of variation in mineralogy of the material, previous and present groundwater conditions, and past tectonic activity (faulting, folding, intrusions, etc.). Further, the presence of boulders and rock pinnacles is possible within the soil matrix.

Alluvial soils are those deposited by the water erosion of nearby areas. These soils are generally loose or soft and may contain a high concentration of organics. They are considered geologically recent deposits.

Based on data compiled in the USDA "Publication Soil Survey of Richland County, South Carolina", there are seven general soil series that comprise the upper soil layer. These general mapping is shown in Figure 3 in the Appendix. The series include Lakeland sands (LaB, LaD), Fuquay sands (FuB), Pelion loamy sands (PeB, PeD), Georgeville silt loam (GeB, GeC), Dothan loamy sand (DoA), Blanton sand (BaB), and Johnston loam (Jo).

The Lakeland soil series is generally a deep, gently to strongly sloping, excessively drained coastal plain soil with moderate urban potential associated with very low water retention and slight limitation for construction purposes. The Dothan soil series is a deep, nearly level, well drained coastal plain soil with high potential for urban uses.

The Fuquay and Blanton series soils are deep, level to moderately sloping, moderately well drained coastal plain soil. Each is generally considered to have a high potential for urban uses. The Pelion soil series is typically gently to strongly sloping, moderately well drained coastal plain soil with medium potential for urban uses, generally associated with wetness and low strength limitations.

Georgeville series soils are deep, gently sloping, well drained soil associated with a piedmont setting. The soils at the western extreme of the site are primarily piedmont in origin. These soils are generally considered to have a high urban potential.

Johnston series soils are deep, level, very poorly drained coastal plain soil associated with flood plains. They have a low urban potential due to wetness, flooding and a high water table. They are associated with the lower portions of the larger valleys at this site.

4.2 Soil Conditions

Subsurface conditions encountered at each boring location are indicated on the individual boring logs. Stratification boundaries on the boring logs represent the approximate location of changes in soil types; in-situ, the transition between materials may be abrupt or gradual in the vertical and horizontal direction. Based on the results of widely spaced borings, subsurface conditions on the project site can be generally described as follows.

Boring B-3 encountered 5-1/2 feet of alluvial sand with fines (silt and clay) and organics. This boring is located near the head of one of the deeper valleys that reaches to Lot 2. The consistency of the alluvium was low. The standard penetration resistance values (N-values) ranging from 3 blows per foot (bpf) to 4 bpf.

Below the alluvium in Boring B-3 and below 6 to 8 inches of topsoil in the remaining borings, most of the widely spaced borings generally encountered a layer of loose to medium dense Coastal Plain sand with some fines. The layer depth was variable, ranging from 3 to 8 feet deep. The standard penetration resistance values in this layer ranged from 6 bpf to 18 bpf. Borings B-2 and B-4 did not encounter this layer.

Borings B-1, B-3, B-5, and B-6 penetrated the sand layer and continued into and terminated in much higher consistency Coastal Plain sediments ranging from clayey to silty sands and silty clay. Borings B-2 and B-4 encountered and penetrated similar materials, as well as sand and gravel at greater depths in Boring B-4. The N-values ranged from 20 bpf to 100+ bpf and generally above 40 bpf.

Borings B-2 and B-4 reached residual soils and partially weathered rock, respectively. These residual soils were primarily very stiff to hard silt. In Boring B-4, the drilling equipment encountered power auger refusal at a depth of 61 feet after penetrating 9 feet of partially weathered rock.

4.3 Groundwater Conditions

Groundwater was encountered in Borings B-1, B-4, and B-6 at depths of 13 to 18 feet below the surface. Since the boreholes were backfilled soon after drilling, long-term water level information is not available. We note that samples above these depths were wet, especially in Boring B-6. We should also note that the groundwater levels typically fluctuate with yearly and seasonal rainfall variations and future levels could be at higher or lower elevations than those encountered during this exploration.

5.0 ENGINEERING RECOMMENDATIONS

5.1 General Discussion

Based on the subsurface conditions defined by the widely spaced borings and our experience associated with the construction of the existing Midlands Technical College campus, the site is reasonably suited for the intended development. Based on our borings, we believe that the Coastal Plain soils at the site are generally satisfactory for shallow foundation and floor slab support for lightly to moderately loaded structures, depending on the actual grading, loading, and the settlement requirements. Of interest with respect to site preparation is the substantial topography across the site and typical soil profile; primarily loose to medium dense, somewhat clean sands overlying dense to very dense clayey sands and silty clays. These conditions often lead to groundwater-related construction issues

(perched water condition), primarily at or near the base of slopes and at deep cuts. In these cases, permanent French drains (installed very early in the construction sequence) may be considered to accommodate most grading and infrastructure development. Obviously, it is advisable to limit the depth of excavations in low lying areas of the site. Based upon the preliminary data obtained, we anticipate these conditions at this site may be present below Elevation 325 feet. Another issue associated with site development is the typically loose nature of the surficial sands. Most of these materials, primarily the Lakeland and Blanton series soils, typically respond well to in-place densification. However, the actual success is dependent on the groundwater level, the depth of the loose layer, and the fines content in the sand.

The above are considered to be the primary influences to site development from a geotechnical standpoint in addition to the typical factors associated with developing a heavily wooded site such as heavy grubbing and stripping and repairing the subgrade after the tree stumps have been removed. Their removal and the associated disturbance will increase the need for activities such as in-place densification and other subgrade preparation activities. These, as well as other site development considerations are discussed in the following sections of this report.

5.2 Site Grading Considerations

Site Preparation

The extent of subgrade preparation over most of the site will be heavily dependent upon the final grades and actual locations of the structures. In many areas, it will consist of grubbing of trees and root mat and stripping of topsoil and other organics. This would be followed by reworking of the disturbed subgrade, including in-place densification (vibration of the exposed subgrade with heavy vibratory rollers), where needed, and proofrolling. A large portion of site is heavily vegetated with moderate to very large trees. Their removal will cause considerable disturbance to the subgrade that will need to be repaired to provide a stable working surface. This should generally affect only at-grade and shallow fill areas as deeper fills have more options available for stabilization and deeper excavation would remove the loose soil layer. In existing ravines and other depressions, redistribution or removal of any alluvium (water deposited materials) should be expected depending on the planned use of the area and depth of the proposed fill. The impact of alluvial soils on grading should be expected to be high in the lower portions of the deeper valleys that bisect the site such as indicated by the deep alluvial layer found in Boring B-6.

Moderate stripping is anticipated in many portions of the site based on the boring data. Up to 7 inches of topsoil was observed at the borings and deeper topsoil should be anticipated in low-lying areas where eroded materials collect and in the heavily vegetated portions of the site. The grading plans should reflect the need for wasting these materials in non-structural areas. The mass balance for the cut to fill volumes should also consider the topsoil thickness. Depending upon the percentage of organic impurities in the topsoil

selective use of this material at the base of the fill mass in paved areas should be evaluated during the next phase of geotechnical study. Moisture content could influence the use of these materials. In non-structural areas and where more than 5 feet of compacted fill will separate the pavement subgrade from existing ground surface, the topsoil, root raked of the heavy organics, can likely remain in-place.

Excavation Conditions

The boring data indicate that generally the shallow site soils to the explored depths should be excavatable, but in some areas will likely require the use of large track-mounted backhoes due to the presence of high consistency soil (SPT values greater than 30 bpf) present at shallow depths across the site.

Further, heavy earth-moving equipment such as self-loading or pusher-assisted pans will probably be generally effective in removing the overburden soils. In areas of deep loose sand, it may be necessary to perform modest densification of the sands to be cut to better traverse these areas.

Groundwater was encountered in Borings B-1, B-4, and B-6 at depths of 13 to 18 feet below the surface. Much shallower groundwater should be expected in the lower portions of the valleys across the site. As such, construction activities in some areas across the site will be impacted by groundwater. This is especially likely for deep utilities and deep excavations. Depending on the development details of the grading plans from site to site, the presence of groundwater may be dealt with by various means such as French drains, blanket drains, deeper fill depths, etc. The designers should consider the presence of groundwater when preparing their development plans.

Material Utilization

The overburden soils (less organics and debris) excavated on-site are generally acceptable for use as structural fill throughout the site. We note that in some of the low-lying areas there is alluvium that could potentially contain more organic material than is compatible with use as structural fill. These soils, as well as other marginal materials such as topsoil, can usually be mixed with organic-free materials and used in non-structural areas. The soil survey data indicates that the highest elevation area (the southeast quadrant of the site) consists primarily of Lakeland sand. This is consistent with Boring B-3, drilled in that area. Lakeland sands are a preferred fill type as they generally have low fines (silt and clay) content and generally densify readily when compacted with heavy vibratory rollers.

The fill material should be placed in uniform horizontal layers that are not more than 8 to 10 inches in loose thickness and compacted to at least 95 percent of the soil's maximum dry density as determined by the standard Proctor compaction test. The upper 1-foot of fill supporting all floor slabs and pavements should also be compacted to at least 98 percent to

improve its load bearing properties. These recommendations are preliminary subject to the actual grading plan.

The moisture content of fill soils should be within +/- 2 percent of the optimum moisture content, as determined by the standard Proctor compaction test. This will require that the grading contractor control the moisture of the material closely during placement to construct a stable earth mass. He will need to have at his disposal proper equipment to do so such as a water truck, and tillers, discs, harrows, or deep soil mixers. Considering the sandy nature of most of the site soils, a vibratory smooth drum or pad-foot roller would be the preferred compaction equipment. Compaction of the residual soils indicated in the west extreme of the site may be more likely compacted using static sheep's foot or pad-foot rollers.

5.3 Foundation and Floor Slab Recommendations

Preliminary indications are that the soils encountered at our boring locations are generally satisfactory for supporting the anticipated one to two-story buildings on shallow spread footings founded on firm residual and Coastal Plain soils or new compacted structural fill. The available soil bearing pressures will depend upon the cut/fill depths across the site as well as the loading and settlement criteria for the individual buildings. This should be further evaluated once the development plans become more definite.

Light to moderately loaded slabs can likely be conventionally designed, assuming adequate preparation and compaction of the subgrade is performed. Heavy slabs associated with some industrial processes may require more stringent compaction levels to improve the available subgrade support. Depending upon the final grades and actual structural loads, additional study will be necessary to provide specific design parameters.

5.4 Site Seismic Classification

Boring B-4 encountered generally very dense Coastal Plain sediments consisting of primarily of clayey/silty sands and silty sand and gravel to 52 feet. Below that level, the boring penetrated about 9 feet of partially weathered rock consisting of very hard silt before encountering power auger refusal. The remainder of the 100-foot profile of the soil is presumed to be partially weathered rock or bedrock of similar or higher consistency. These conditions are consistent with published geologic data for the area. In accordance with Table 1615.1.1 of the 2003 International Building Code, the soil profile at the site is identified as very dense soil and soft rock. Thus, a seismic site class of "C" can be used for design purposes.

5.5 Pavement Recommendations

Site soils should be generally acceptable for the support of conventional asphaltic and concrete pavement surfaces, though they are anticipated to have low support characteristics. Further, some areas may require subgrade drainage features to improve the

subgrade support conditions. Extensive subgrade preparation measures will be required in areas where roadways cross the drainage features, and/or the low lying areas. Due to the soil types present, we recommend that the comprehensive strength testing of the subgrade soils be performed to avoid under estimation of the actual soil support.

6.0 RECOMMENDATIONS FOR FUTURE STUDY

Once the development plans are formulated for the individual tracts across the site, we recommend that a supplemental geotechnical exploration be conducted to address the specific design and construction needs of each. As a minimum, we recommend that the supplemental geotechnical exploration address the following.

6.1 Grading Issues

Presence/depth of groundwater and/or alluvium and their impact on the site grading activities.

Subgrade preparation requirements for structural, paved, and non-structural areas based on the actual grading plan.

Minimum compaction criteria based on structural support requirements and depth of fill to be placed.

Detailed evaluation of topsoil and composition across the site to determine the impact on the grading quantities and stripping costs. Productive use of topsoil as fill should be studied.

6.2 Pavement Issues

Pavement thickness design based on actual site soil parameters to minimize paving costs, especially if pavement areas are large.

6.3 Foundation Issues

Allowable bearing pressures based on the actual depth of cut/fill in the building area and the loading criteria of the building.

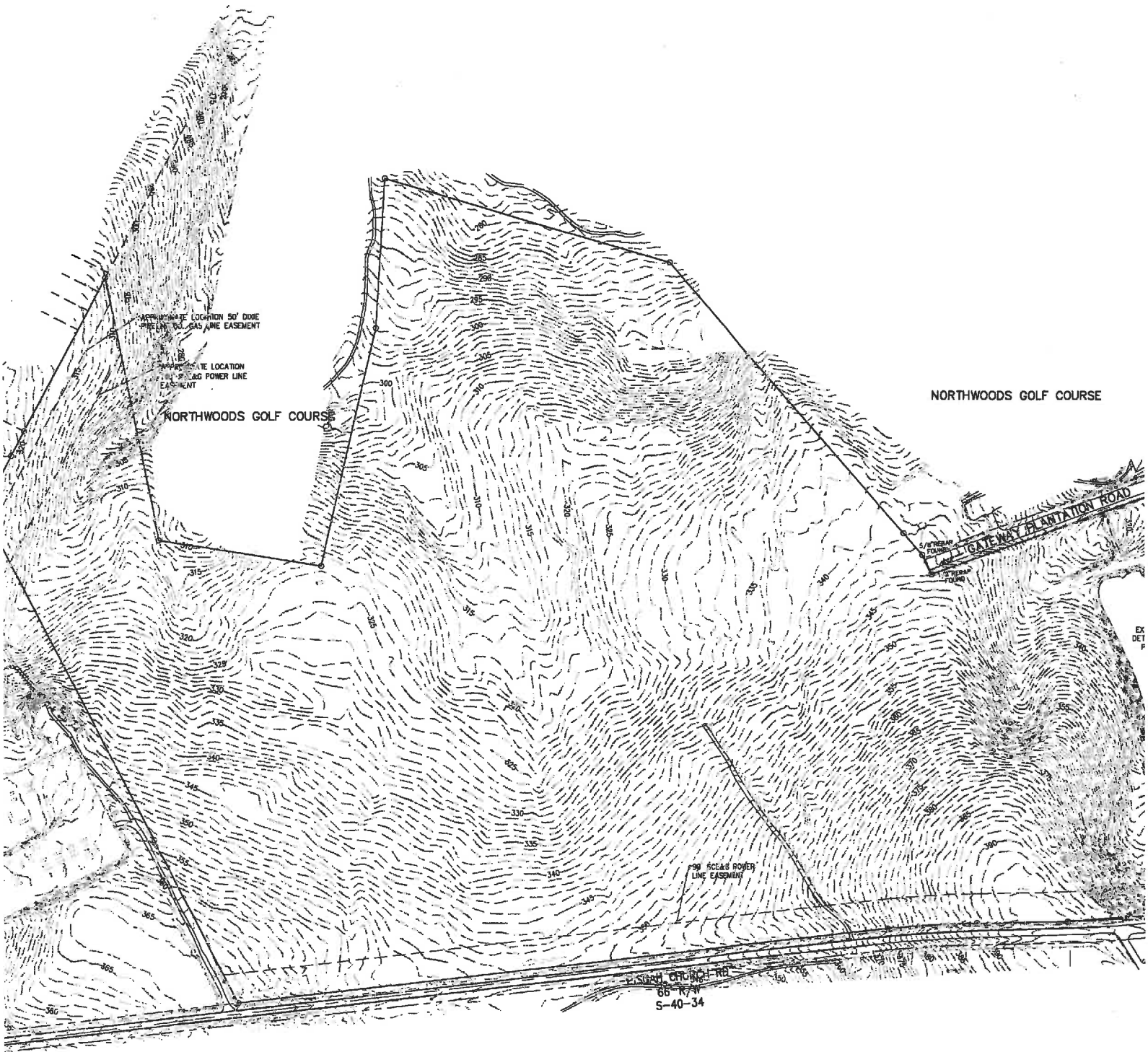
7.0 GENERAL COMMENTS

Terracon should be retained to review the final design plans and specifications so comments can be made regarding interpretation and implementation of our geotechnical recommendations in the design and specifications. Terracon also should be retained to provide testing and observation during excavation, grading, foundation and construction phases of the project.

The analysis and recommendations presented in this report are based upon the preliminary data obtained from the borings performed at the indicated locations and from other information discussed in this report. This report does not reflect variations that may occur between borings, across the site, or due to the modifying effects of weather. The nature and extent of such variations may not become evident until during or after construction. If variations appear, we should be immediately notified so that further evaluation and supplemental recommendations can be provided.

The scope of services for this project does not include either specifically or by implication any environmental or biological (e.g., mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranties, either express or implied, are intended or made. Site safety, excavation support, and dewatering requirements are the responsibility of others. In the event that changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless Terracon reviews the changes and either verifies or modifies the conclusions of this report in writing.



LEGEND

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
EXISTING RIGHT OF WAY
EXISTING 1" CONTOUR
EXISTING 5' CONTOUR



LEGEND

1. EXISTING GROUND CON'
FROM AERIAL TOPOGRA
COMPLETED BY GRW DA



CITY OF COLUMBIA

Planning and Development Services Zoning Division

P.O. Box 147 | Columbia, South Carolina 29217
Phone: 803-545-3333

Kevin Krick
Senior Project Manager
Genesis Consulting
1330 Lady Street, Suite 105
Columbia, SC 29201

RE: 101 Powell Road
TMS# 14500-02-24
ZONED: PUD-LS(Large Scale Planned Unit Development)

Dear Mr. Krick:

The above referenced property is zoned **PUD-LS (Large Scale Planned Unit Development)**.

The intent of the **PUD-LS (Planned Unit Development- Large Scale)** district is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of the **PUD-LS** district to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of the zoning ordinance.

This letter is neither a building permit, zoning permit, nor any similar authorization to occupy the property or begin construction; rather it is a statement from the Zoning Division of the City of Columbia confirming the zoning classification of the above-referenced property. Prior to occupying the property or initiating construction, you are required to obtain a building permit, zoning permit, and/or any other approvals that may be necessary in accordance with City Codes.

Should you have any questions or need further assistance please do not hesitate to contact our office at (803) 545-3333.

Sincerely,

Michael Lizewski
Senior Zoning Analyst

RECEIVED

MAY 10 2012

GENESIS CONSULTING GROUP



Richard (Rich) M. Fletcher
Community / Economic Development &
Local Government Representative

Mr. David Brandes
Principal & Director, Site Development Services
Genesis Consulting Group
Post Office Box 11504
Columbia, SC 29211

May 1, 2012

Dear David:

South Carolina Electric & Gas Company (SCE&G) is the electric service provider and the natural gas distribution provider to the Midlands Technical College Enterprise Campus in Richland County, South Carolina.

SCE&G has 3-phase 23.9 kilovolt (KV) power available at the site. The nearest distribution substation is located approximately 0.25 miles from the site. SCE&G also has multiple 115KV transmission lines adjacent to the site. SCE&G has a four-inch plastic gas line on Powell Road adjacent to the site, which operates at 35 psig.

If you have any questions or comments regarding SCE&G and its services for the Enterprise Campus, please do not hesitate to contact me. We look forward to working with you on this project.

Sincerely,

Rich Fletcher



CITY OF COLUMBIA

Department of Utilities and Engineering Division of Engineering

P.O. Box 147 | Columbia, South Carolina 29217
Phone: 803-545-3400 Fax: 803-988-8199

May 23, 2012

Mr. Kevin Krick, P.E., LEED AP
Senior Project Manager
Genesis Consulting Group
P.O. Box 11504
Columbia, SC 29211

Re: Midlands Technical College – Enterprise Campus
Water/Sewer Willingness to Serve Request

Dear Mr. Krick:

This letter is in response to your request for water and sanitary sewer service availability to the above referenced project.

There are a 12" water main and 8" sanitary sewer main available to serve the Midlands Technical College Enterprise Campus, located at 151 Powell Road. At this date, the City of Columbia does have the capacity to serve the water demand of 300,000 gallons per day and sewer demand of 200,000 gallons per day (peak loading of 299,970 gallons per day) based on a preliminary evaluation of the calculations submitted by Genesis Consulting Group, dated May 15, 2012.

To reserve the requested water and sewer capacity, the City will require information including, but not limited to, a hydrant flow test, detailed plans and calculations, and application and payment of the appropriate fees.

Should you require additional information, please contact Kathryn Nexsen at 545-4275.

Sincerely,

Kathryn S. Nexsen, P.E.
Hydraulics Engineer

cc: Dana Higgins, P.E., City Engineer

STATE OF SOUTH CAROLINA)	DECLARATION OF RESTRICTIVE
)	PROTECTIVE COVENANTS FOR
COUNTY OF RICHLAND)	THE ENTERPRISE CAMPUS

The premises, known as the Enterprise Campus, affected by the restrictive covenants and conditions set forth in the Articles below as of this _____ day of _____, 2007 shall be as follows.

ARTICLE I
SUBJECT PROPERTY

The Subject Property which is and shall be held, transferred, sold, conveyed, leased and occupied, subject to these Covenants, is located in Richland County, South Carolina. The Authority shall have, and hereby reserves unto itself, the exclusive, unrestricted and unconditional right to add to the Property described above and incorporated herein by reference, or any portion thereof, to this Declaration as approved by the Authority. Property so added need not be contiguous to the Property subject to this Declaration. The execution of a Supplemental Declaration identifying the Property to be added and the recording of the Supplemental Declaration in the Richland office shall accomplish any addition. Upon the recording of a Supplemental Declaration adding Property to this Declaration, the Property so added shall become acquired, held, owned, encumbered, used, managed, leased, occupied, enjoyed and transferred subject to the covenants, conditions, restrictions, easements, uses, privileges, charges, assessments, liens, terms and provisions herein set forth and shall be a part of The Enterprise Campus for all purposes hereunder. Nothing herein shall be construed to obligate the Authority to develop any lands other than as described above.

ARTICLE II
DEFINITIONS

1. "Authority" - shall mean and refer to The Enterprise Campus Authority, its successors and assigns.
2. "Landowner" – shall mean and refer to Midlands Technical College.
3. "Property" - shall refer to the land in the area designated as The Enterprise Campus
4. "Improvement" - shall refer to any structure or other improvement of any kind whether below, at, or above grade, located anywhere on the Property including but not limited to the following: structures, office buildings, commercial facilities, industrial facilities, research and development facilities, warehouse facilities, parking facilities, cables, conduits, wiring, towers, mast antennas, microwave dishes, mechanical equipment, loading facilities, walkways, driveways, fences, berms, landscaping,

sculptures, art, fountains, lighting standards and fixtures, water systems, site grading and other artificial earth movements.

5. "Declaration" - shall mean this Declaration of Restrictive Protective Covenants for The Enterprise Campus.

6. "Lot Owner" - shall mean and refer to the record Owner whether one or more persons, firms, associations, corporations, partnerships or other legal entities of the fee simple title to any Lot.

7. "Lot" - any area of land that is subject to this Declaration as described in Article I of this Declaration.

8. "Substantial Completion" - shall refer to the Authority obtaining all pertinent permits required for operation.

ARTICLE III

PURPOSE

The purpose of this Declaration is to: ensure proper development and use of the Property, protect each Lot Owner(s) against such improper development and use of surrounding Lot(s), prevent the erection of structures built of improper design and materials, encourage the erection of attractive Improvements at appropriate locations, prevent haphazard and inharmonious Improvements, secure and maintain proper setbacks from streets and Property lines, create adequate free spaces between structures; and in general provide adequately for the high quality of development of the Property subject to this Declaration. In order to establish an orderly land use plan for the Improvement and development of the Property, the Authority desire to subject the Property to certain conditions, covenants, easements, and restrictions upon and subject to which all Property shall be held, used, improved, transferred, and conveyed. This Declaration has not been compiled to hinder any Industry from locating within the confines of Richland County, but rather to uphold the rights and standards of all Lot Owner(s) within the Property.

ARTICLE IV

LAND USE

The premises affected hereby and any building(s) erected thereon shall be used solely for industrial or commercial manufacturing, distribution operations and technology based firms of a type and character approved in writing by an appointed committee of the Authority. The following un-exhaustive list of uses and businesses shall not be permitted on the Property:

- Marine or automotive garage, repair or sales facility
- Scrap-yard or storage

- Manufacture, storage, distribution or sale of explosive materials of any materials whose presence would disadvantageously affect the insurance rates of neighboring industries within the park
- Auto wrecking yard, salvage yards, used material yards, external storage or bailing of waste or scrap paper, scrap metals, bottles, or junk
- Any type quarrying operation
- Temporary storage buildings, trailers (excepting trailers during a period of construction), wood, plastic, or metal sheds, pole buildings, carports, lean-to, or other unsightly structures
- Landfills, garbage dumps, sewer or waste out falls and other similar facilities
- No Slaughterhouses or facilities that have similar processes

No noxious or offensive trade or activity shall be conducted or carried on, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Lot Owners or users of other Property in the area affected by these covenants by reason of unsightliness or the excessive emission of odors, dust, fumes, smoke, noise, or any other type of industry determined to be inappropriate by the Authority.

ARTICLE V

SETBACKS

The Primary Setbacks for each Building Site are defined as fifty (50) feet from any side or rear Property line, at least 100 feet from any Property line which abuts a primary road, and at least seventy-five (75) feet from any Property line which abuts a secondary road. The Authority shall designate which roads are considered primary roads and which roads are considered secondary roads.

ARTICLE VI

OFF STREET PARKING AND LOADING AND UNLOADING AREAS

All parking shall be provided for off of the street and shall be constructed of reinforced concrete or asphalt paving. Each parking space shall be reasonable size and one (1) space shall be provided for every two (2) employees, on the largest shift. One (1) parking space shall be reserved for the handicapped for each twenty-five (25) required parking spaces. Parking is not permitted on streets and is restricted to on-site parking lots, specifically prohibiting any parking on landscaped or unimproved areas.

Truck loading and unloading areas shall be provided in an off street location. Such areas shall be constructed of concrete or asphalt paving and shall be located at the side or rear of the building or Improvements. All portions thereof shall be at least fifty-five (55) feet from any street or road right-of-way.

ARTICLE VII

LOT COVERAGE

Not more than thirty (30) percent of any Lot area shall be covered by buildings, unless upon determination by an appointed committee of the Corporation, after review of the plans and specifications and written request from the Lot Owner. This requirement is waived by Resolution of the Corporation for special cause shown, with a certified copy of such Resolution to be furnished to the Lot Owner, in a form which will permit recording. The local impervious Lot coverage shall not exceed seventy-two percent (72%) in accordance with the Stormwater Detention Basin System design. No process wastewater, regardless of treatment shall be discharged into the Stormwater Detention Basin System.

ARTICLE VIII LANDSCAPING

All landscaping shall be done in an attractive manner with lawns, trees, shrubbery, flowers or vines to be laid out and located in accordance with the plans first submitted to and approved by the Authority. All landscaped areas and parking areas shall be properly maintained in a well-kept condition, replanting when necessary. Trees may not be removed from the Building Site and clearing operations may not begin until after the Authority has reviewed and approved the building plans for the Lot. All landscaping shall be installed within sixty (60) days after substantial completion of construction, weather permitting.

No fencing, wall, hedge, or mass planting shall be erected, installed, or permitted to remain without prior written approval of the Authority.

ARTICLE IX ARCHITECTURAL DESIGN STANDARDS AND HEIGHT RESTRICTIONS

The intent of the Architectural Design Standards is to provide both a structure that will not inhibit or maliciously impact The Enterprise Campus and surrounding area and provide an aesthetically pleasing facility that demonstrates the high standards set forth in the Declaration.

All exterior walls of all buildings or other Improvements erected in The Enterprise Campus shall consist of one (1) or a combination of face brick, concrete block, architectural glass and such other materials as may be approved in writing by the Authority. Metal siding will not be permitted on the side of the building designated as the front or any side adjacent to a primary road as previously defined. Metal siding may be permitted on a side, which is not adjacent to a front but is adjacent to a street where that side is screened from the street by structural or landscaping techniques approved by the Authority, or a minimum of eight (8) foot block or brick. All exposed block or metal must be painted or varnished within thirty (30) days from the date of occupancy, except for those materials not normally painted or those materials, which have been pre-finished.

All buildings being erected in The Enterprise Campus shall be adaptable in height to the surrounding area and must be approved by the Authority prior to commencing

construction. The height of the building or associated stacks shall not exceed fifty (50) feet high.

ARTICLE X MAINTENANCE

Each Lot Owner(s) affected by these protective covenants shall at all times keep such tract, premises, buildings, improvements, and appurtenances in safe, clean, neat, and sanitary conditions and shall comply with all laws, ordinances and regulations pertaining to health and safety. The Lot Owner(s) shall provide for the removal of trash and rubbish from their Lot. During construction, it shall be the responsibility of the Lot Owner(s) to ensure that construction sites are kept free of unsightly accumulations of scrap materials and that construction material, trailers, shacks, and equipment are maintained in a neat and orderly manner.

ARTICLE XI UTILITY CONNECTIONS

Except as otherwise approved by the Authority, all utility connections, including all electrical and telephone connections and installation of wires to Improvements, shall be made underground from the nearest available source. No transformer, electric, gas or other meter of any type or other apparatus shall be located on any power pole or hung on the outside of any building or other Improvements, but the same shall be placed at or below ground level, and where placed at ground level, shall be adequately screened. If at all possible no transformer, electric, gas or telecommunication shall be placed near the main entrance to the Campus intersecting the major connector highways. All such installations shall be subject to the prior written approval of the Authority.

All plumbing, sewerage, electrical, gas, and other utilities shall be in conformity with the regulations with the City of Columbia or governing organization in effect at the time of the construction and of the maintenance thereof, whichever more stringent.

The Authority reserves the right, in its reasonable discretion, to grant easements over, through, across, and under any of the Property for the purposes of all electric, water, sanitary sewer, storm drainage, gas, telephone, fiber optic cable service, cable television, security systems and all other utilities necessary or desirable, whether for the benefit of any Building Site or for the Common Areas; provided such easements do not interfere with existing Improvements constructed, or in the process of being constructed, on building sites.

ARTICLE XII STORAGE

The outside storage of raw materials or finished products shall be allowed if the site is well kept in an orderly fashion. Finished or semi finished products temporarily placed outside shall be placed along the rear half of the building not facing primary roads as

designated by the Authority. All outside storage will be subject to review by the Authority and all sites deemed unsightly by the Authority shall be fenced or covered temporarily until the unsightly material has been removed in a period of time designated by the Authority. The aforementioned fencing shall not be chain link and be capable of sufficiently concealing what the Authority has deemed unsightly

ARTICLE XIII

SIGNS AND LIGHTING

All signs shall be submitted to the Authority for review and approval prior to the installation of the sign. All signs shall be placed in a location approved by the Authority. Lighting shall be internal or with back lighting or from recessed ground lights. Sources of light shall be placed so as not to disturb adjacent properties or passing motorist. No colored or flashing lights will be allowed without the permission of the Authority. Lighting for parking and loading areas shall provide good visibility with minimal glare and not be permitted to encroach on adjacent Property.

ARTICLE XIV

PLANS AND SPECIFICATIONS

Plans and Specifications for the any and all Improvements to a Lot must be submitted to the Authority. The Plans and Specifications must show conformity to The Enterprise Campus. The Authority will provide a written response on the proposed Improvements within a maximum of sixty (60) days of receiving the Plans and Specifications outlining the Improvements. The Authority will make every effort within practical limits to meet the needs of the locating industry in cases where time is of the essence.

ARTICLE XV

INSPECTION OF PROPERTY

The Authority shall expressly have the right to inspect all premises within The Enterprise Campus during the period of construction, alteration, or modification, during normal business hours, to determine that all such activity is being conducted in accordance with plans and specifications submitted at the time of final approval. No deviation from such approved plans and specifications may be allowed without the written approval of the Authority. The judgments and decisions of the Authority shall in all instances be final. The Authority shall not be liable to any person under any theory or circumstances in connection with its approval or disapproval of any drawings, plans, or specifications, including, without limitation, any liability based on the soundness of construction, or adequacy of drawings and specifications.

ARTICLE XVI

NOTICES

All papers and instruments required to be filed with or submitted to the Authority shall be delivered personally or sent by certified mail, return receipt requested, to Midlands

Technical College-Enterprise Campus Authority, P.O. Box 2408, Columbia South Carolina 29202, or to such other address as the Authority may specify.

ARTICLE XVII

SUBDIVISION OF LOTS

No portion of any lot shall be sold or conveyed except, in case of a vacant Lot, the same may be divided in any manner between the Lot Owner(s) abutting each side of the same. Also two (2) contiguous Lots, when owned by the same party, may be combined to form one (1) single building Lot. In either of the two (2) instances cited above, the building line requirements, as provided herein, shall apply to such Lots as combined. In the case of two (2) contiguous Lots being combined as one (1) Lot, the Lot Owner(s) may subsequently re-subdivide the combined Lot into two (2) Lots and the dividing property line need not be in the same location existing prior to the time the two (2) Lots were combined; provided, however, that the re-subdivision shall not create more than two (2) Lots, and provided further that the other requirements of this Declaration are met with respect to said re-subdivided Lots and that all required local governmental requirements are met with respect to said re-subdivision. Nothing herein shall be construed to allow any portion of any Lot so sold or conveyed to be used as a separate building Lot. The provisions of this Article shall not be construed to limit the ability of the Developer to further subdivide the property.

ARTICLE XVIII

ENFORCEMENT

Each Lot Owner(s) shall be responsible for compliance with the terms, provisions and conditions of this Declaration by its employees, agents, independent contractors, tenants, building occupants, customers, and visitors.

The Authority, its successors and assigns, reserves the right to re-purchase any Lot if within one (1) year from the date of the deed by which it is conveyed if no building has been commenced thereon, or if before a building has commenced, the grantee, its heirs or assigns, offer the Lot for sale; said re-purchase to be paid for the purchase price paid for the Lot plus any real estate taxes paid on the Lot.

ARTICLE XIX

VARIANCES

The Authority is authorized and empowered to grant reasonable variances from the provisions of this Declaration in order to overcome practical difficulties and unnecessary hardships in the application of the provisions contained herein; provided, however, that such variances shall be reasonably consistent with the purposes hereof and shall not materially adversely affect any existing Improvements on the Property. A variance granted pursuant to the authority granted herein shall constitute a waiver of provisions of

this Declaration by all Owners of Building Sites, and all Owners hereby irrevocable and unconditionally appoint the Authority and its successors as their true and lawful attorney-in-fact for the limited purpose of consenting to the aforesaid variances. Upon a request of a variance, the Authority shall appoint a design review committee to review and recommend approving or disapproving the variance. The Authority does reserve the right for the final decision to approve or disapprove the variance. The approval of any variance will require the unanimous approval of all three (3) counties.

The standards set forth in this Declaration shall be the minimum standard for the The Enterprise Campus. If other regulations governing the land included in this Declaration, the more stringent of the regulations takes precedence.

ARTICLE XX BENEFICIARY

The conditions, covenants, restrictions, and reservations set forth above shall be for the benefit of the AUTHORITY, the LANDOWNER, and the resident industries.

ARTICLE XXI COVENANTS SHALL RUN WITH THE LAND

The protective covenants herein set forth shall be deemed to be covenants running with the land and the same shall be binding upon the grantees and their respective heirs, successors and assigns. All parties claiming by, through or under any one of them shall take, own, hold, convey, hypothecate, lease, rent, use, occupy, and improve the subject property to these restrictive covenants. The Owner(s) of any Lot affected by this Declaration, by acceptance of the deed of conveyance, hereby agrees to conform to and observe said restrictive covenants as to the use of building sites and the construction of improvements thereon. The Authority, its successors and assigns, or any Owner(s) of any tract of land affected hereby shall have the right to sue for and obtain an injunction to prohibit the violation of or to enforce the observance of the restrictive covenants set forth above or to pursue any other right of remedy at law or inequity, including, but not limited to actions for damages. The failure of any such person or entity to enforce restriction herein set forth at the time of its violation shall in no event be deemed to be a waiver of the right to seek such enforcement as to any subsequent violation. The violation of these restrictive covenants shall not render invalid the lien of any mortgage made in good faith for value before or after such violation.

ARTICLE XXII SEVERABILITY

Invalidation of any part of the covenants, conditions, restrictions, or reservations imposed hereby, through judgment or order of a court competent jurisdiction, shall in no way affect the remaining provisions hereof, which shall continue and remain in full force and effect.

ARTICLE XXIII
LIABILITY

The Developer, Landowners, or the Authority, nor any member or director thereof, nor their agents, nor any of their successors or assigns, shall be liable in damages or otherwise to anyone submitting plans for approval, or to any Lot Owner(s) affected by this Declaration, for any cause or claim arising out of or in connection with the approval, disapproval or failure to approve such plans and specifications for approval agrees by submission of such plans and specifications, and every Lot Owner of any Building Site agrees by acquiring title thereto or interest therein, that it shall not bring any action or suit against the Developer, Landowners, Authority, or any member or director thereof, nor their agents, nor any of their successors or assigns, to recover any such damages or any other relief based upon the aforesaid causes or claims. All legal action and enforcement shall be handled by State of South Carolina.

ARTICLE XXIV
TERM

These Covenants shall include all persons claiming any interest in the land and run with the land for a period of twenty (20) years from the date hereof, after which time they shall be automatically extended for successive periods of ten (10) years unless terminated. During the term, the Authority will reserve the right to correct errors to the Declaration, which the Authority determines to be of a clerical or otherwise non-substantive nature. Such correction shall not be deemed an amendment hereto for purposes of the voting requirement, but shall, upon being made by the Authority, become binding on all Lot Owners.

IN WITNESS WHEREOF, Enterprise Campus Authority has caused these presents to be executed in its name by its Chairman, and by its corporate seal to be hereto affixed this _____ day of _____, 2007.

IN THE PRESENCE OF:

THE ENTERPRISE CAMPUS
AUTHORITY

By: _____

Name: _____

And:

By: _____

Name: _____

And:

By: _____

Name: _____